



Western Crescent, Lincoln



£219,950

- Extended
- Semi-Detached
- Open Plan Living
- Three Bedrooms
- Large Garden
- Popular Area
- Freehold
- EPC rating D



Extended three-bedroom, bay front semi-detached house, located on the popular street of Western Crescent. Within walking distance of local schools, shops and other amenities.

The property offers entrance hall, utility room, lounge and open plan kitchen living dining room to the ground floor. To the first floor there are three bedrooms and a modern family bathroom. Outside the property to the front there is a parking for two cars and to the rear there is a enclosed garden laid to lawn with patio area.

Entrance Hall

1.72m x 4.83m (5'7" x 15'10")

External door to front aspect, stairs to first floor, understairs storage and radiator.

Utility Room

1.72m x 2.96m (5'7" x 9'8")

Window and external door to side aspect with plumbing for washing machine and tumble dryer and space for fridge freezer.

Lounge

3.23m x 3.95m (10'7" x 13'0")

Bay window to front aspect, feature fireplace and radiator.



Open Plan Kitchen Living Dining

4.94m x 6.62m (16'2" x 21'8")

Kitchen living Area

Window and French doors to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, range style cooker with extractor over, integrated dishwasher, breakfast bar and radiator.

Dining Area

Feature fireplace and radiator

Landing

Access to loft

Bedroom One

3.24m x 4.03m (10'7" x 13'2")

Bay window to front aspect and radiator.

Bedroom Two

2.76m x 3.39m (9'1" x 11'1")

Window to rear aspect and radiator.

Bedroom Three

2.47m x 2.24m (8'1" x 7'4")

Window to rear aspect and radiator.

Bathroom

1.98m x 2.29m (6'6" x 7'6")

Window to front aspect and fitted with P-shaped bath with shower over, low level WC, wash hand basin with vanity unit under and radiator.

Outside

To the front of the property there is parking for two cars. To the rear of the property there is a enclosed garden laid to lawn with patio area.

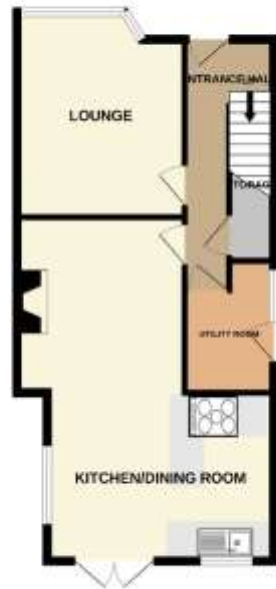


Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Floorplan

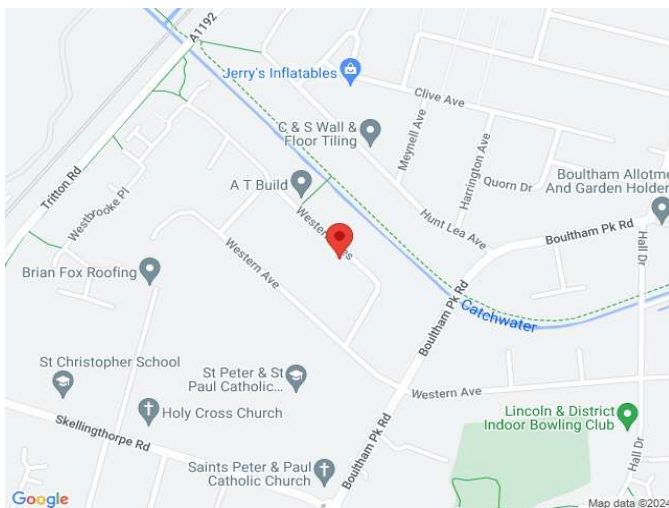
GROUND FLOOR
821 sq.ft. (48.4 sq.m.) approx.



FIRST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 1223 sq.ft. (115.8 sq.m.) approx.
These plans are for information only and do not constitute an offer of any property. The plans are for information only and do not constitute an offer of any property. The plans are for information only and do not constitute an offer of any property. The plans are for information only and do not constitute an offer of any property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk